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### OWNER'S ACKNOWLEDGEMENTS:

OWNER OF RECORD: Steven Jay White

Owners Address: Rt 3 Box 3127, Roosevelt, Utah 84066 Property Address: 3312 W. 2750 S. Roosevelt, Utah 84066 Serial Number 1852

### OWNER'S ACKNOWLEDGMENT:

Know all men by these presence: that I, the undersigned owner of Parcel Serial #1852 as shown hereon, have caused the same to be subdivided and the North boundary line to be surveyed and adjusted as shown.

\_, A.D. 20\_\_\_\_ WITNESS, the hand of said owner, this \_\_\_\_ day of \_\_\_ Signed in the presence of: STATE OF

On the date first above written personally appeared before me, STEVEN JAY WHITE, the signer of the within and foregoing instrument, who duly acknowledged to me that he executed the same.

STEVEN JAY WHITE

Notary Public

OWNER(S) OF RECORD: Top Dog Tack, LLC Owner's Address: 433 N. 2500 W. Vernal, Utah 84078 Property Address: 3200 W. Highway 40, Roosevelt, Utah 84066 Serial Number 1851-0001

### OWNER'S ACKNOWLEDGMENT:

Know all men by these presence that we, the undersigned owners of Parcel Serial #1851-0001 as shown hereon, have caused the South boundary line to be surveyed and adjusted as shown.

IN WITNESS WHEREOF, said TOP DOG TACK, LLC, has caused this instrument to be executed by its proper officers thereunto duly authorized, this\_\_\_\_\_ day of A.D. 20\_\_\_

TOP DOG TACK, LLC STATE OF Limited Liability Company COUNTY OF

ON the date first above written Personally appeared before me, , who, being by me duly sworn, says that \_he is the Manager of TOP DOG TACK, LLC, a Limited Liability Company of the State of Utah, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the Date in this certificate first above written:

Notary Public

### **APPROVALS**

**DUCHESNE COUNTY TREASURER'S CERTIFICATE:** 

This is to certify that the property taxes on these parcels are paid and current as of

### **DUCHESNE COUNTY PLANNING DIRECTOR:**

Approved as a Boundary Line Adjustment exchanging title according to Section 17-27a-608(7)- UCA,

County Planning Director

County Recorder

County Treasurer

**DUCHESNE COUNTY RECORDER'S CERTIFICATE**:

State of Utah

County of Duchesne

This is to certify that this plat was filed for recording in the County Recorder's Office on the

o'clock and is duly recorded

SURVEYOR'S NARRATIVE We were contacted by Ray Bennett of the Utah Department of Transportation to perform this survey. The purpose of the survey was to facilitate the transaction for procuring additional right of way for the widening of US Highway 40. The negotiations included providing Steven White additional property North and West of his current parcel to ensure the continued viability of his business.

This plat was prepared from actual surveys made by our staff as well as incorporating data from plat filings 1655 and 2341 of the Duchesne County Surveyor's Office.

The controlling boundary elements recited in each current vesting deed are the aliquot part lines of Section 36. Also, there were no conflicts in the record for common boundary lines between the subject and adjoining parcels. This Section was subdivided following the three-mile method.

The Basis of Bearings is along the South line of the North half of the Southwest quarter of said Section 36 as recited in each current vesting deed. That bearing is North 89°47'06" East.

# **BOUNDARY LINE** ADJUSTMENT SURVEY

STEVEN JAY WHITE and TOP DOG TACK, LLC

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST **UINTAH SPECIAL BASE AND MERIDIAN** 

### **ORIGINAL DESCRIPTIONS:**

STEVEN JAY WHITE - Serial #1852

Commencing at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of Section 36, Township 2 South, Range 2 West, Uintah Special Base and Meridian; thence North 89°47'06" East 850.00 feet along the North line of said Southwest Quarter to the Northeast Corner of that parcel described on page 704, Book A-433 of deeds on file in the Duchesne County Recorder's office and the True Point of Beginning; thence South 00°24'33" East 206.00 feet parallel with the West line of said Southwest Quarter to the Southeast Corner of said parcel; thence North 89°47'06" East 240.59 feet parallel with the North line of said Southwest Quarter to the North right-of-way line of U.S. Highway 40; thence North 57°20'45" East 271.10 feet along said right-of-way line to the East line of said Southwest Quarter; thence North 00°15'54" West 60.58 feet along said East line to the Northeast Corner of said Southwest Quarter; thence South 89°47'06" West 470.03 feet along said North line to the True Point of Beginning. (As recited in that certain Quit-Claim Deed recorded on October 31, 2007 as Entry #400030, in Book A520, Page 621 of the Duchesne County Recorder's Office.)

TOGETHER WITH an undivided one-half interest in a right-of-way described as follows:

A 30.0 foot wide easement for ingress and egress along an existing road being further described as follows: Beginning at a point North 0°10'33" East 1179.73 feet and South 89°59'59" East 425 feet from the South Quarter Corner of Section 36, Township 2 South, Range 2 West, Uintah Special Base and Meridian, and running thence Easterly 895.0 feet, more or less; thence Southerly 85 feet, more or less, to a point on the North Boundary line of US Highway 40; thence Northeasterly along said Highway 40, 30.0 feet, more or less; thence Northwesterly 115 feet, more or less; thence Westerly 595 feet, more or less, to a point 30.0 feet North of the point of beginning; thence 30 feet, more or less to the point of beginning.

### TOP DOG TACK, LLC - Serial #1851-0001

TOWNSHIP 2 SOUTH, RANGE 2 WEST, UINTAH SPECIAL BASE AND MERIDIAN Section 36: Beginning at the Southeast corner of the North half of the Southeast quarter; thence South 89°47'06" West 2640.06 feet to the Southwest corner of the North half of the Southeast quarter: thence North 00°02'05" West 1318.34 feet to the Northwest corner of the North half of the Southeast quarter; thence South 63°38'36" East 2947.21 feet to the point of beginning. LESS U.S. Highway right-of-way running through property.

(As recited in that certain Quit-Claim Deed recorded on November 3, 2011 as Entry #439682, in Book A630, Page 457 of the Duchesne County Recorder's Office.)

### ADJUSTED DESCRIPTIONS:

Commencing at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of Section 36, Township 2 South, Range 2 West, Uintah Special Base and Meridian; thence North 89°47'06" East 850.00 feet along the North line of said Southwest Quarter to the Northeast Corner of that parcel described on page 704, Book A-433 of deeds on file in the Duchesne County Recorder's office and the True Point of Beginning; thence South 00°24'34" East (South 00°24'33" East by record) 206.00 feet parallel with the West line of said Southwest Quarter to the Southeast Corner of said parcel; thence North 89°47'06" East 183.09 feet parallel with the North line of said Southwest Quarter to the North right-of-way line of U.S. Highway 40 as recently widened in UDOT Project No. S-0040(124)105; thence North 57°18'43" East 339.30 feet along said right-of-way line to the East line of said Southwest Quarter; thence North 00°13'51" West (North 00°15'54" West by record) 23.83 feet along said East line to the Northeast Corner of said Southwest Quarter; thence North 32°41'17" West 23.71 feet to a point that is 20 feet North perpendicularly distant from the South line of the North half of the Southeast quarter of said Section 36 thence South 89°47'06" West 278.03 feet parallel with said South line; thence North 52°35'11" West 488.09 feet; thence South 48°51'58" West 485.50 feet to a point in said South line; thence North 89°47'06" East 574.15 feet along said South line to the point of beginning. Contains 4.592 acres more or less.

TOGETHER WITH an undivided one-half interest in a right-of-way described as follows:

A 30.0 foot wide easement for ingress and egress along an existing road being further described as follows: Beginning at a point North 0°10'33" East 1179.73 feet and South 89°59'59" East 425 feet from the South Quarter Corner of Section 36, Township 2 South, Range 2 West, Uintah Special Base and Meridian, and running thence Easterly 895.0 feet, more or less; thence Southerly 85 feet, more or less, to a point on the North Boundary line of US Highway 40; thence Northeasterly along said Highway 40, 30.0 feet, more or less; thence Northwesterly 115 feet, more or less; thence Westerly 595 feet, more or less, to a point 30.0 feet North of the point of beginning; thence 30 feet, more or less to the point of beginning.

### TOP DOG TACK, LLC

TOWNSHIP 2 SOUTH, RANGE 2 WEST, UINTAH SPECIAL BASE AND MERIDIAN Section 36: Beginning at the Southwest corner of the North half of the Southeast quarter of said Section 36, and running thence North 00°01'37" West 1318.17 feet (North 00°02'05" West 1318.34 feet by record) to the Northwest corner of said North half; thence South 63°38'41" East (South 63°38'36" East by record) 2143.96 feet to a point in the northwesterly Right of Way line of U.S. Highway 40 as recently widened in UDOT Project No. S-0040(124)105; thence South 57°18'43" West 668.99 feet along said Right of Way line to the South line of said North half; thence South 89°47'06" West 37.44 feet along said South line to the Southeast corner of the Northwest guarter of said Southeast guarter; thence North 32°41'17" West 23.71 feet to a point that is 20 feet North perpendicularly distant from said South line; thence South 89°47'06" West 278.03 feet parallel to said South line; thence North 52°35'11" West 488.09 feet; thence South 48°51'58" West 485.50 feet to said South line; thence South 89°47'06" West 275.85 feet along said South line to the point of beginning. Contains 31.688 acres more or less.

TOWNSHIP 2 SOUTH, RANGE 2 WEST, UINTAH SPECIAL BASE AND MERIDIAN Section 36: Beginning at the Southeast corner of the Northeast quarter of the Southeast quarter and running thence South 89°47'06" West 1037.60 feet along the South line of said Northeast quarter to a point in the southeasterly Right of Way line of U.S. Highway 40; thence North 57°21'07" East 541.43 feet along said southeasterly Right of Way line; thence South 63°38'41" East (South 63°38'36" East by record) 649.19 feet to the point of beginning. Contains 3.458 acres more or less.

TOTAL ACREAGE of parcel contains 35.146 acres more or less.

## CIVCO Engineering, Inc.

1256 W. 400 S. STE. 1, P.O. Box 1758, Vernal, Utah 84078 Telephone: (435) 789-5448 Fax: (435) 789-4485

DATE RESEARCHED: AUGUST 31,2016	D. PEATROSS	PROJECT No. : 16002
DATE SURVEYED: SEPTEMBER 7, 2016	SURVEYED BY: T. OSTLER	SHEET: 1 OF: 1
DATE DRAFTED: SEPTEMBER 2016	DRAFTED BY: K. GROSS	DATE PLOTTED: OCTOBER 17, 2016